

# FALLBROOK COMMUNITY PLANNING GROUP

And

## FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 17 May 2010, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

### MINUTES

Meeting called to order at 7:00 PM by Jim Russell, who led the assembly in the Pledge of Allegiance.

12 members were present: Anne Burdick, Jean Dooley, Tom Harrington, Ron Miller, Roy Moosa, Steve Smith, Jim Russell, Jack Wood, Eileen Delaney, Jackie Heyneman, John Crouch, and Donna Gebhart. Michele Bain, Paul Schaden and Harry Christiansen were excused.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.

**Mr. Russell announced that seven of the Planning Group seat would be up for election in November and that anyone from the community could run for the seats. Applications would be accepted by the Register of Voters between July 12 and August 6.**

**Ron Coulombe, a member of the group called the 76 Action Committee for the South Alternative for the segment of Highway 76 between South Mission and I-15, stated that the group had meet with Supervisor Horn and Caltrans regarding pushing the alignment of the final section of SR 76 south of the San Luis Rey River. The group was seeking additional community involvement in the effort. Mr. Russell stated that the Planning Group was on record supporting a southerly alignment for the highway.**

2. Approval of the minutes for the meetings of 19 April 2010. Voting item.

**Ms. Burdick motioned to approve the minutes and the motion passed unanimously.**

3. Request from the Rancho Monserate Country Club Homeowners Association, Inc., Arnie Willcuts, President, 760-643-3880, to deny access to the proposed San Luis Rey River Park over Dulin Road through the Country Club. According to the San Luis Rey River Park Master Plan, area A15, (45 acres with the potential to be the largest Tier A site in the park) is immediately west of Rancho Monserate and that it will take access directly off Old Highway 395. However, it appears that the access could be via Dulin Road through Rancho Monserate. Dulin Road is Circulation Element road. **Circulation and Parks and Recreation Committees.** Community input. Voting item.

**Several property owners from the Rancho Monserate Community spoke about their concerns with the possibility of the portion of Dulin Road through their community becoming a primary access to the proposed San Luis Rey River Park. The speakers emphasized the age of the residents and the need to cross Dulin road for all the residents on a daily basis to participate in the community's functions. They further stated that if the SR 76 were routed south of the river or one of the proposed equestrian bridges improved to accommodate auto traffic, the County Park could be better served by a more central entrance. The residents felt the old highway 395 and Dulin intersection is dangerous with current traffic loads and would become vary hazardous with any increase in traffic. Also there was a major concern for the residents' security since the community was not gated. Mr. Russell stated that Dulin Road had been dedicated as a Circulation Element road, accepted by the County and maintained by the County when the Rancho Monserate Community was developed. Additionally the road had been designated as a circulation element road for at least 40 years.**

**After lengthily discussion Ms. Burdick motioned to request County Staff to consider several alternatives for the access to the Sports Park: the potential need to signalize the Old Highway 395 and Dulin Road, the feasibility of upgrading the proposed equestrian**

bridge across the river west of the County property to better serve the park, the feasibility to align Dulin east and west to one intersection and connecting the County park to that intersection along the northern edge of the Rancho Monserate Community. Also if the existing Dulin Road is to be utilized as the access to the park, that the County consider the possibility of creating an underpass to allow residents to safely cross Dulin. The motion passed unanimously.

4. Request for a waiver of the Site Plan requirement for "B" Special Area Regulation for a directional sign. Location: Wall on the southwest corner of the Del Rey property (corner of Mission Rd. and Clemmens Lane). Contact: Jerri Patchett, [fjpatchett@sbcglobal.net](mailto:fjpatchett@sbcglobal.net). County Planner: Debra Frischer, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item. (4/22)

**Ms. Patchett presented the request to place a directional sign to the Historic Downtown on the block wall on the northeast corner of Clemmens and Mission Road. Ms. Delaney stated that Design Review had considered the request and had no objections.**

**Ms. Delaney motioned to approve the request as presented and the motion passed unanimously.**

5. Request for approval of a new sculpture for *Art in Public Places*. Location: N/E Corner of Alvarado & Vine St., between La Casseta Restaurant & Insta - Lube. Contact: Sandi LeMasters, [salemasters@roadrunner.com](mailto:salemasters@roadrunner.com). County Planner: Debra Frischer, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item. (4/22)

**Ms. LeMasters presented the request to place a modern art sculpture at the northeast corner of Alvarado and Vine Street. Ms. Delaney stated that Design Review had considered the request and had no objections.**

**Ms. Delaney motioned to approve the request as presented and the motion passed unanimously.**

6. Request for a waiver of the Site Plan requirement for "B" Special Area Regulation for 3 wall signs with Channel Letters for the Fresh and Easy Market at 1101 South Main (APN 104-341-05). South side 69.5 SqFt, East side 146.5 SqFt, and West side 42 SqFt. Owner Roy Salameh 760-809-2882. Contact Agent: Certified Signs, 951-928-2484. County planner: Debra Frischer, 858-495-5201, [Debra.Frischer@sdcounty.ca.gov](mailto:Debra.Frischer@sdcounty.ca.gov). **Design Review Committee**. (4/22)

**Ms. Delaney stated that Design Review had requested changes to the proposal which were not completed at this time.**

**Ms. Delaney motioned to continue the request and the motion passed unanimously.**

7. Request for a waiver of the Site Plan requirement for "B" Special Area Regulation to replace two wall signs with larger channel letter illuminated wall signs and resurface the monument sign for Emily's at 812 South Main Avenue. Contact person David Arriaga, 714-683-1120 or 951-697-8889. County planner Debra Frischer, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item. (5/1)

**Ms. Delaney motioned to continue the request and the motion passed unanimously.**

8. Presentation by Thomas Fitzmaurice, 858-483-3634, on a proposal to construct a car wash in conjunction with the Shell gas station located at 936 East Mission Road. Community input. Non-voting item.

**Mr. Fitzmaurice present a proposal to install a car wash and lube center at the Shell gas station on East Mission. He requested any concerns that the Group may have with the project. Ms. Burdick commented that the easterly entry to the gas station already gets**

very congested already and she was concerned that additional traffic without improving the entry would present a problem. Mr. Crouch felt the self-vacuum station was poorly placed in the center of the parking area. Mr. Moosa felt that placing the trash enclosure at the exit from the wash facility would be difficult to use. Ms. Heyneman felt the proposed landscaping was fine.

The proponents will return to the Planning Group when their Major Use Permit is processed.

9. Presentation by Eric Armstrong, 858.554.1500 ext 219, [earmstrong@fuscoe.com](mailto:earmstrong@fuscoe.com), on proposed changes to the open space easements on the golf course located at the north west corner of SR-76 and Gird Road. Owner and applicant The Golf Club of California. County planner Sibbet, David, [David.Sibbet@sdcounty.ca.gov](mailto:David.Sibbet@sdcounty.ca.gov). Community input. Non-voting item.

**Mr. Armstrong presented the proposed changes to the open space dedications around the Golf Club of California course at the northwest corner of SR-76 and Gird Road. The changes were caused by the golf facility having encroached into the dedicated open space around the course. This required dedication of additional open space in exchange for taking the encroached portions out of the current open space dedication. After limited discussion, the Group had no concerns with the proposal.**

The meeting was adjourned at 8:31 pm.

Tom Harrington, secretary